

# Critical Areas Checklist

Wednesday, June 11, 2014

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?

Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?



Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

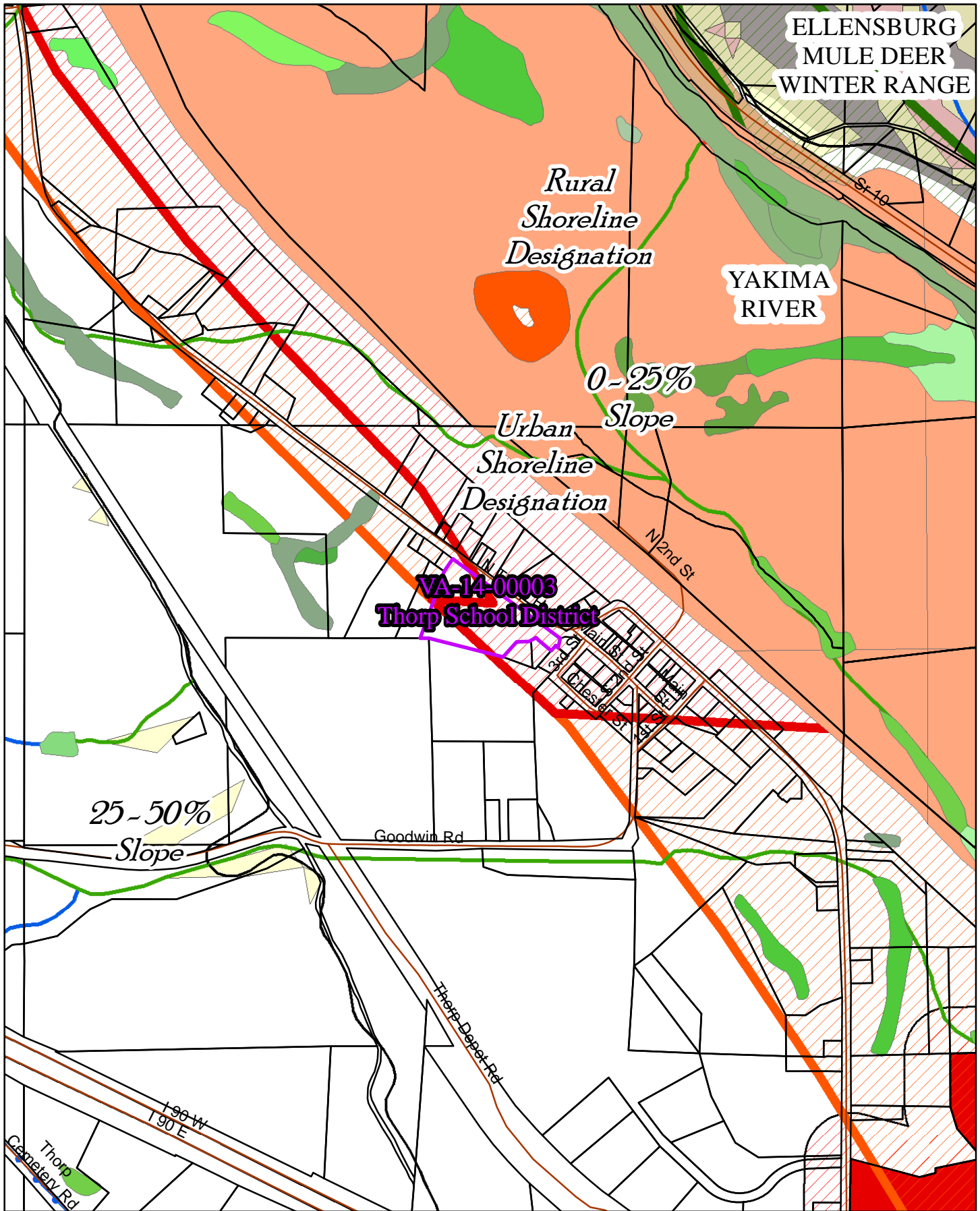
Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



VA-14-00003  
Thorp School District

Critical Areas  
Map

6/11/2014

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10860 Thorp Hwy N

Exit Street View

© 2014 Google

N

10865 Thorp Hwy N



Exit Street View

N





VA-14-00003  
Thorp School District

Air  
Photo

6/11/2014

kaycee.hathaway

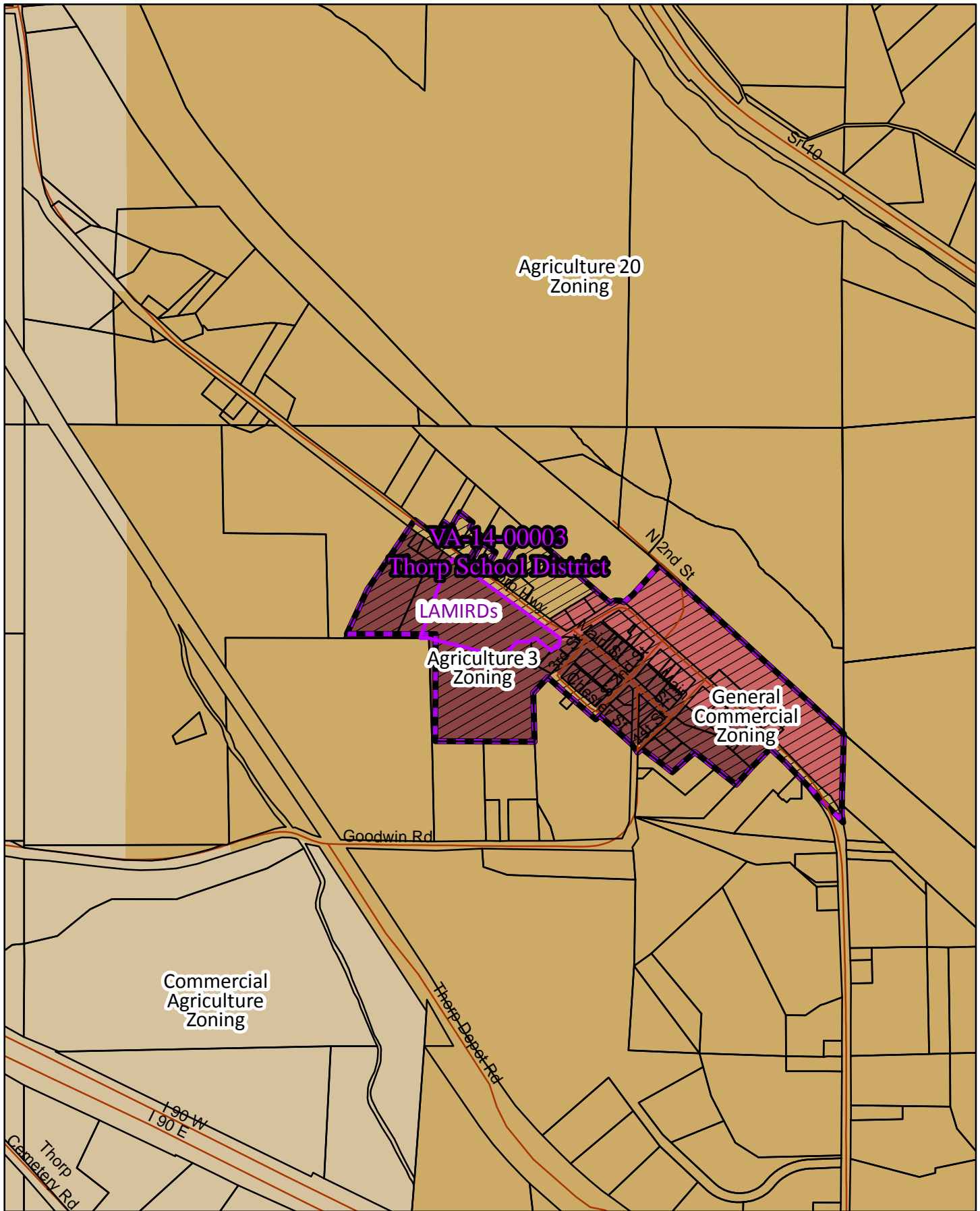


BL-14-00006  
Trinity Farms

6/11/2014

Air Photo  
Map

kaycee.hathaway



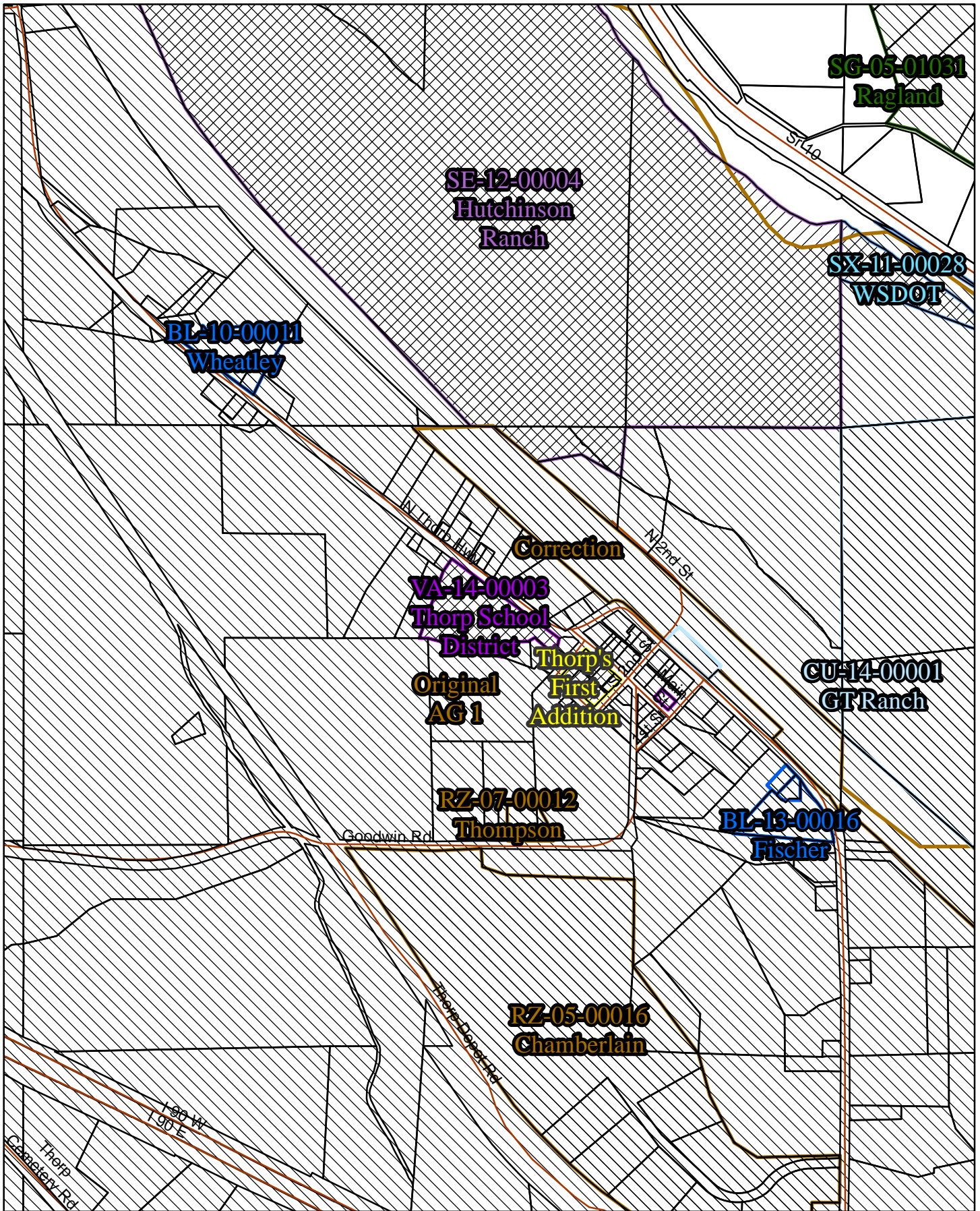
VA-14-00003  
 Thorp School District

Zoning  
 Map

6/11/2014

kaycee.hathaway



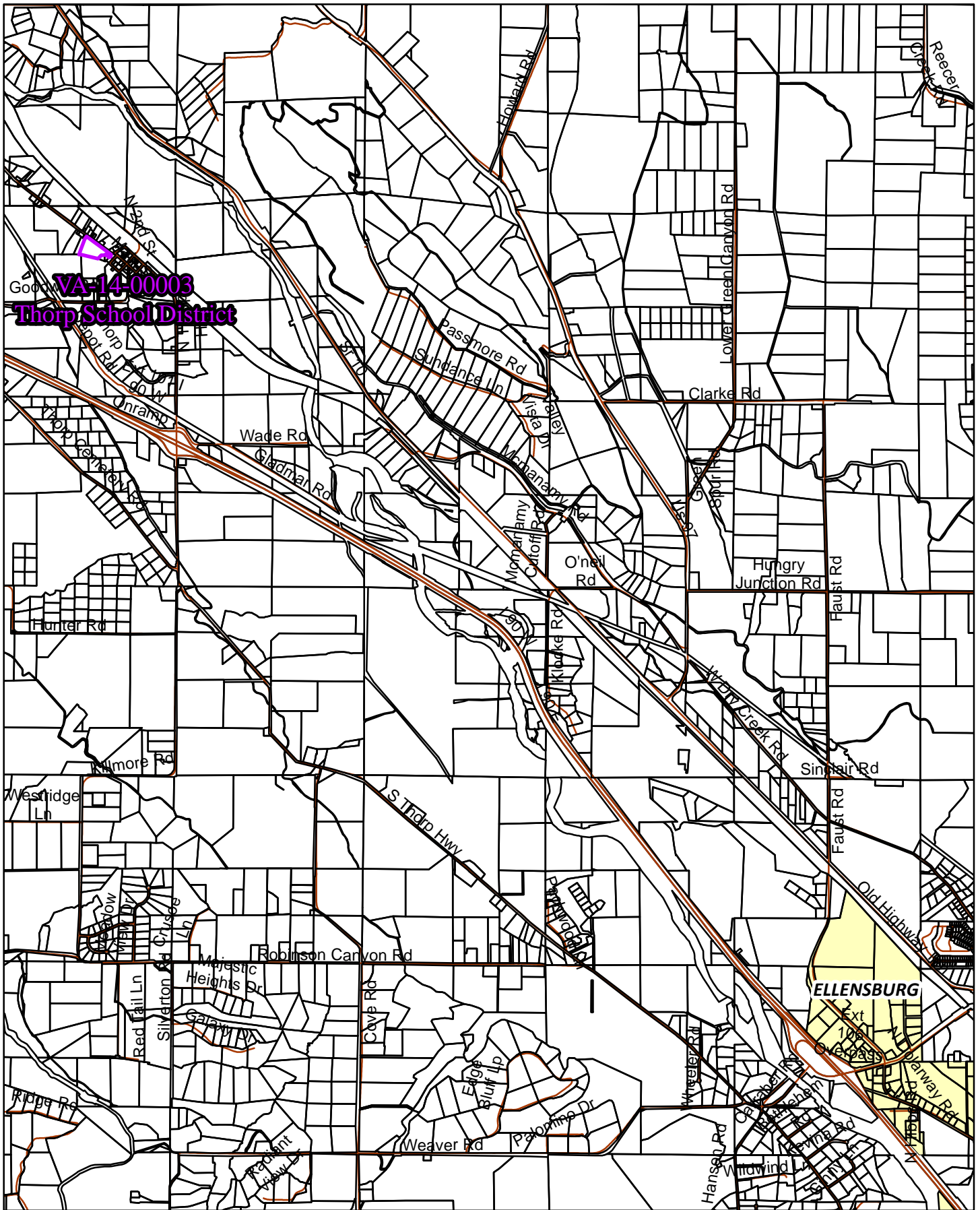


VA-14-00003  
Thorp School District

Regional Land Use  
Map

6/11/2014

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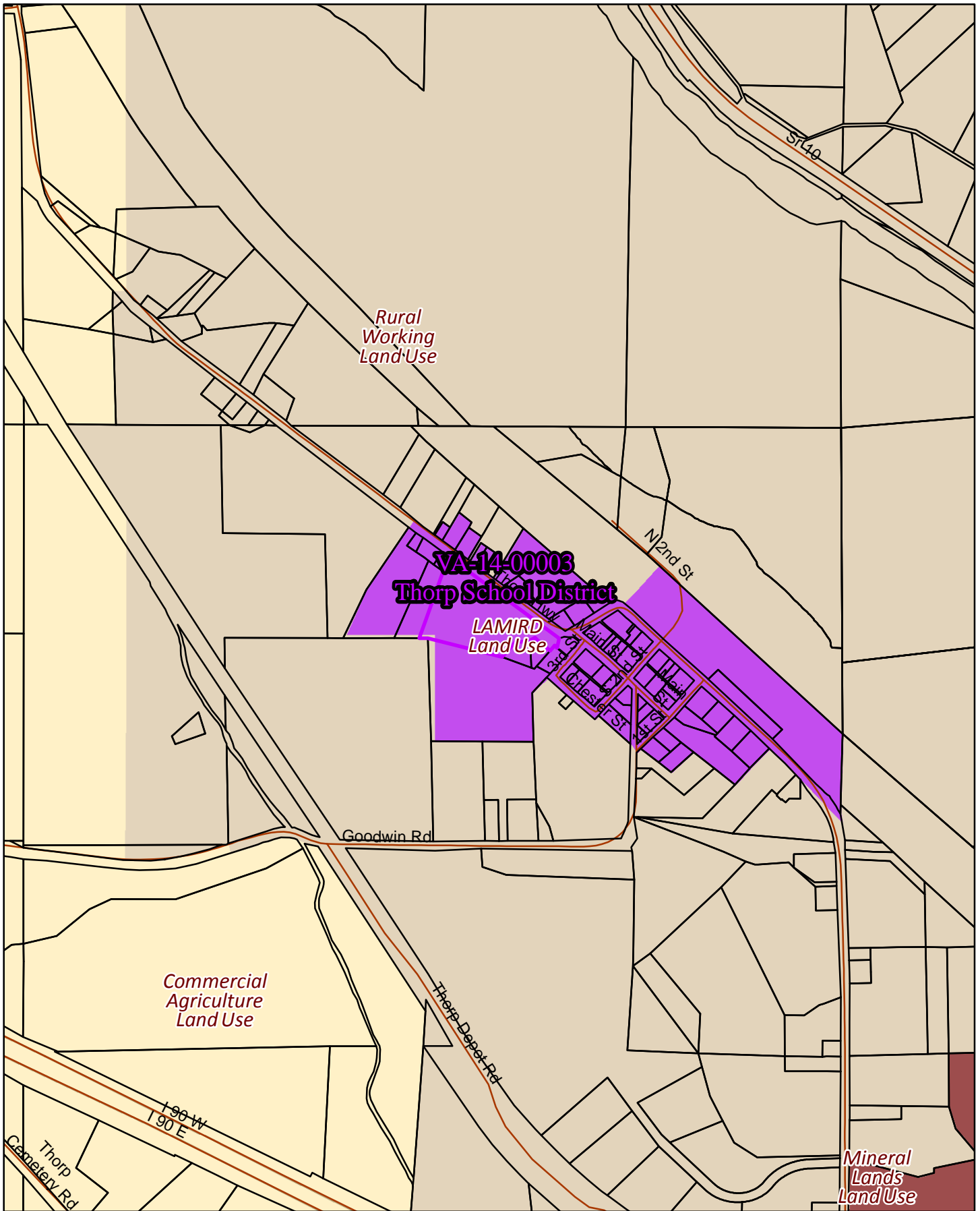


VA-14-00003  
 Thorp School District

Area  
 Map

6/11/2014

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VA-14-00003  
Thorp School District

Land Use  
Map

6/11/2014

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[Top ▲](#)**Chapter 17.24****H-T-C - HISTORIC TRAILER COURT ZONES\*****Sections**

- 17.24.010 Purpose and intent.
- 17.24.020A Existing Uses.
- 17.24.020B Repealed.
- 17.24.030 Minimum requirements.
- 17.24.040 Yard requirements.
- 17.24.045 Yard requirements- Zones Adjacent to Commercial Forest Zone.
- 17.24.050 Design standards.
- 17.24.060 Plot plan required.\*\*
- 17.24.070 Off-street parking.

\* Prior history: Ords. 68-18, 2.

\*\* Publisher's note: Ordinance 2007-22 removed 17.24.060.

**17.24.010 Purpose and intent.**

The purpose and intent of the trailer court zone is to recognize established mobile home developments located in Kittitas County. No further expansion of these developments is allowed. (Ord. 2007-22, 2007; Ord. 83-Z-2 (part), 1983)

**17.24.020A Existing Uses.**

The following trailer court zone developments exist in Kittitas County: Millpond Manor. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Res. 83-10, 1983)

**17.24.020B Repealed.**

(Ord. 2013-001, 2013; Ord. 2007-22, 2007)

**17.24.030 Minimum requirements.**

The minimum lot area and yard requirements in a HTC zone are as follows:

1. Mobile Homes. The minimum area for a historic trailer (mobile home) court site shall be three thousand five hundred (3,500) square feet times the number of individual trailer sites to be provided. Densities must have the approval of the county health office.
2. Single Family Home. The requirements are the same as the requirements of the Rural-5 zone.
3. Electric Vehicle Infrastructure. See KCC Chapter 17.66 (Ord. 2013-001, 2013; Ord. 2011-013, 2011; Ord. 2007-22, 2007; Res. 83-10, 1983)

**17.24.040 Yard requirements.**

No individual mobile home or single family dwelling shall be closer than thirty-five (35) feet to any lot or street right-of-way or closer than fifteen (15) feet from any other mobile home. (Ord. 2013-001, 2013; Res. 83-10, 1983)

**17.24.045 Yard requirements - Zones Adjacent to Commercial Forest Zone.**

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. (KCC 17.57.050(1)). For properties where such setback isn't feasible, development shall comply with KCC 17.57.050(2). (Ord. 2013-001, 2013; Ord. 2007-22, 2007)

**17.24.050 Design standards.**

1. All access roadways, parking areas and service drives shall be bituminous surfaced or better.
2. No occupied mobile home shall remain in a mobile home park unless a mobile home space is available.
3. All streets and alleys within the mobile home subdivision should be excavated or filled within 0.3 (plus or minus) of a foot of the grade established by the county engineer. (Res. 83-10, 1983)

**17.24.060 Repealed.**

Repealed by Ordinance 2007-22, 2007.

**17.24.070 Off-street parking.**

1. For each mobile home lot there shall be provided and maintained at least one (1) parking space. Each such parking space shall contain a minimum area of one hundred eighty (180) square feet (of dimensions nine (9) feet by twenty (20) feet, or ten (10) feet by nineteen (19) feet) and shall be hard surfaced. If central parking lots are provided, they shall be hard surfaced and each space separated by striping or other adequate means and identified to the official lot number of the occupant and reserved for his sole use.
2. Parallel parking may be permitted in driveways at the approval of the planning commission providing the improved driveway width is increased to a minimum of thirty-six (36) feet.
3. Where lots exist on only one (1) side of the driveway, parallel parking may be permitted on one (1) side at the approval of the Commission providing the driveway width is increased to a minimum of twenty-eight (28) feet. (Ord. 2013-001, 2013; Res. 83-10, 1983)

[Top ▲](#)**Chapter 17.28****A-3 - AGRICULTURAL 3 ZONE\*****Sections**

- 17.28.010 Purpose and intent.
- 17.28.020 Allowed uses.
- 17.28.030 Lot size required.
- 17.28.040 Yard requirements - Front.
- 17.28.050 Yard requirements - Side.
- 17.28.060 Yard requirements - Rear.
- 17.28.065 Yard requirements- Zones Adjacent to Commercial Forest Zone.
- 17.28.080 Sale or conveyance of lot portion.
- 17.28.090 Off-street parking.
- 17.28.100 Access requirement.
- 17.28.110 Setback lines.
- 17.28.120 Prohibited uses. (Deleted by Ord. 87-11)

17.28.130 Conditional uses.  
17.28.140 Administrative uses.

\* Prior history: Ords. 82-Z-1, 79-Z-3, 79-Z-2, 76-2, 75-12, 75-9, 75-5, 73-7, 73-5, 73-3, 72-8, 71-5, 71-1, 709, 70-8, 69-7, 69-1, 68-17, 2.

**17.28.010 Purpose and intent.**

The purpose and intent of the agricultural (A-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein. (Ord. 83-Z-2 (part), 1983)

**17.28.020 Uses permitted.**

Uses allowed in the agricultural (A-3) zone include those uses pursuant to KCC Chapter 17.15.

(Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2011-013, 2011; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 88-4 § 3, 1988; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

**17.28.030 Lot size required.**

1. The minimum residential lot size shall be three (3) acres in the Agricultural-3 zone, unless within a cluster plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting. Lots within a cluster plat shall be a minimum of one-half (½) acre. The overall density of any residential development shall not exceed one dwelling for each three acres.
2. The minimum average lot width shall be two hundred fifty (250) feet. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Res. 83-10, 1983)

**17.28.040 Yard requirements - Front.**

There shall be a minimum front yard of twenty-five (25) feet. (Ord. 2013-001, 2013; Ord. 96-19 (part), 1996; Res. 83-10, 1983)

~~**17.28.050 Yard requirements - Side.**~~

~~Side yard shall be a minimum of five (5) feet. On corner lots the side yard shall be a minimum of fifteen (15) feet on the side abutting the street. (Ord. 2013-001, 2013; Res. 83-10, 1983)~~

**17.28.060 Yard requirements - Rear.**

There shall be a rear yard with a minimum depth of twenty-five (25) feet to the main building. (Ord. 2013-001, 2013; Res. 83-10, 1983)

**17.28.065 Yard requirements - Zones Adjacent to Commercial Forest Zone**

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. (KCC 17.57.050(1)). For properties where such setback isn't feasible, development shall comply with KCC 17.57.050(2). (Ord. 2013-001, 2013; Ord. 2007-22, 2007)

**17.28.080 Sale or conveyance of lot portion.**

No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure or the remainder of the lot with less than the minimum lot, yard or setback requirements of this zone. (Ord. 2013-001, 2013; Res. 83-10, 1983)

**17.28.090 Off-street parking.**

One automobile parking space shall be provided for each dwelling unit and shall be located to the rear of the building setback line. (Res. 83-10, 1983)

**17.28.100 Access requirement.**

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-(60)-foot right-of-way or existing county road. (Ord. 2013-001, 2013; Res. 8310, 1983)

**17.28.110 Setback lines.**

None of the following uses shall be located within the distances indicated of any public street or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted use):

1. Within one and one-half (1½) miles:
  - a. (Repealed by Ord. 88-5)
  - b. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
    - i. Provision is made that all such operations of subsections 1 and 2 shall be conducted in compliance with all state and county health regulations, and
    - ii. Complete protection from any potential detrimental effects such use might have on surrounding properties and/or use zones will be provided;
2. (Deleted by Ord. 87-11)
3. Within one hundred (100) feet: barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic;
4. Feedlots containing fifty (50) to one hundred (100) head at a density of less than five hundred (500) square feet per head for a period of six (6) months or more shall be located no closer than three hundred (300) feet to any existing home, school or park. (Ord. 2013-001, 2013; Ord. 88-5 (part), 1988; Ord. 87-11 (part), 1987; Res. 83-10, 1983)

**17.28.120 Prohibited uses.**

(Deleted by Ord. 87-11). (Res. 83-10, 1983)

**17.28.130 Repealed.**

(Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 93-6 (part), 1993; Ord. 9015 §§ 2, 3, 1990; Ord. 90-10 (part), 1990; Ord. 88-4 § 4, 1988; Ord. 87-9 § 3, 1987; Ord. 83-Z-6, 1983; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

**17.28.140 Repealed.** (Ord. 2013-001, 2013; Ord. 2007-22, 2007)

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**Chapter 17.28A**

**A-5 - AGRICULTURE ZONE**

**Sections**

17.28A.010 Purpose and intent.  
17.28A.020 Allowed uses.  
17.28A.030 Lot size required.



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# THORP SCHOOL DISTRICT NO. 400

Post Office Box 150 · 10831 N. Thorp Highway · Thorp, Washington 98946  
Phone 509-964-2107 Fax 509-964-2313  
www.thorpschools.org

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May 14, 2014

To: Kittitas County Planning Commission

From: Linda Martin, Superintendent  
Ed Foster, Maintenance and Transportation Supervisor

Subject: **Application for Zoning Variance**

Please consider granting a zoning variance for the Thorp School District. We would like to install an electronic reader-board sign as a vital communication tool with our families. We are requesting the variance based on the following:

- A. *Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.*

Thorp School is located at 10831 N. Thorp Highway, Thorp, Washington. It is the only school in the area, and the only establishment of its size in the surrounding neighborhood. The speed limit in the school zone is 20 miles per hour, and the presence of students makes it imperative that any signage associated with the school is easily read by drivers in both directions on the highway.

The current sign is located between the current school and a school building that is listed on the historic register. It is necessary to replace this sign due to its age and condition, and we would like to locate the new sign closer to the front entrance of the school in a location that would not be obstructed, unlike the old sign.

- B. *Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.*

Most schools use electronic signs as a way to communicate important events with parents and community members. Our desire is to do the same.

We believe that considering the safety of our students is essential, and the location of our school sign must be such that drivers do not need to turn their heads as they drive through the school zone in order to read the sign. Although the cost for applying for a variance is significant for a school of our size, we feel strongly that the current setback requirement of 25 feet from the right of way would cause drivers to have to turn their heads to read the sign. That would not be an acceptable or safe practice in a location where students and their families are frequently walking near the street. Therefore, we are applying for this variance in order to enhance both the communication with our neighbors, and more importantly, to ensure the safety of our students.

We are asking for a variance of 15 feet, so that the sign may be located 10 feet from the right of way rather than the standard 25 feet from the right of way. Please see the attached photographs.

- C. *That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.*

Not only would the location of the sign in a spot closer to the road not be "materially detrimental to the public welfare," the opposite is true. Locating the sign far enough back from the sidewalk to avoid interfering with foot traffic, and yet close enough to the road to be easily read by drivers without having to turn their heads, actually adds to the safety of the neighborhood.

- D. *That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.*

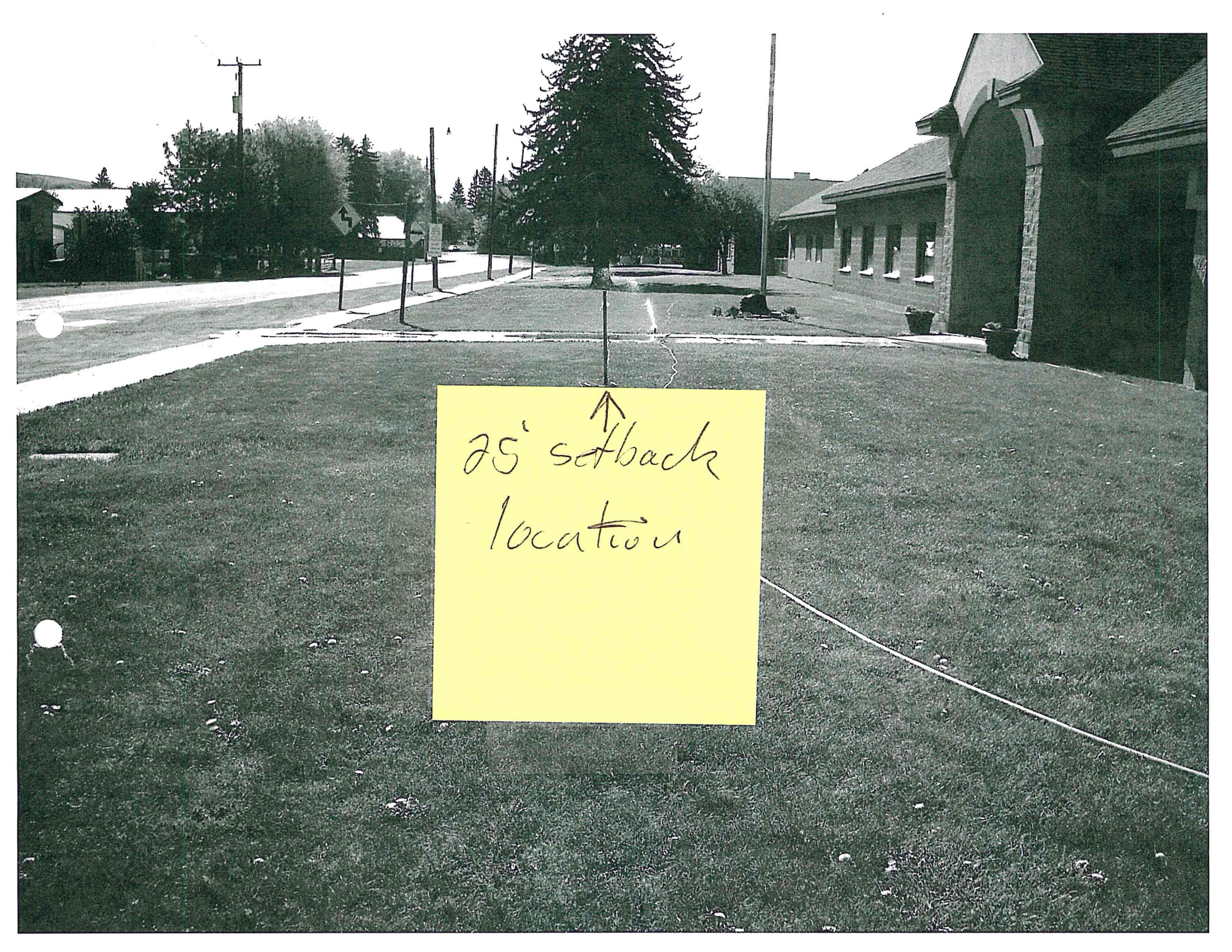
The sign will be located near the entrance to the Thorp School. The school has been located in the same place for more than 100 years, and does not intend to re-locate. Therefore this should not adversely affect any kind of comprehensive development pattern.

Thank you for your consideration. Please feel free to contact me if you have any questions.

Sincerely,



Linda Martin, Ed. D.  
Superintendent/Principal



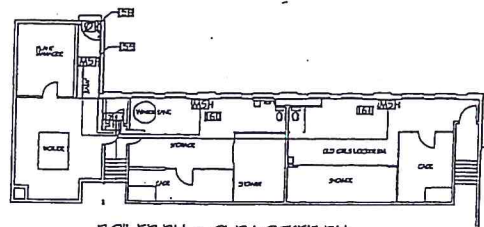
↑  
25' setback  
location



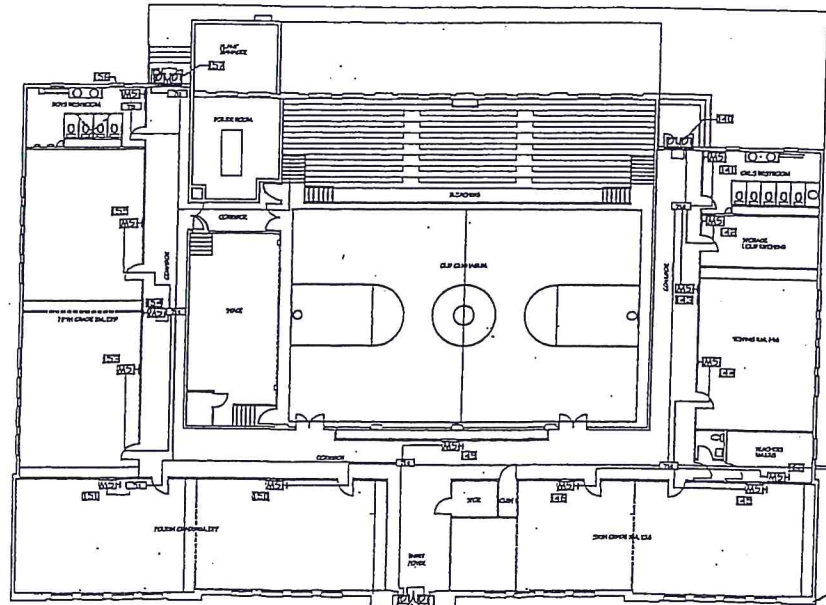




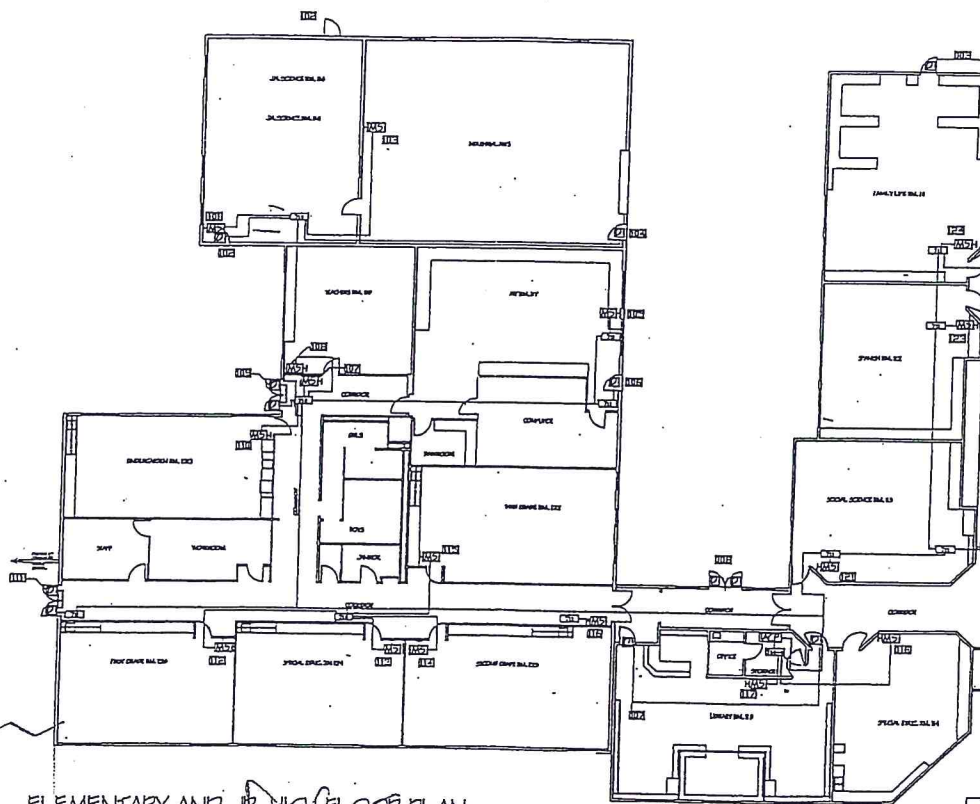
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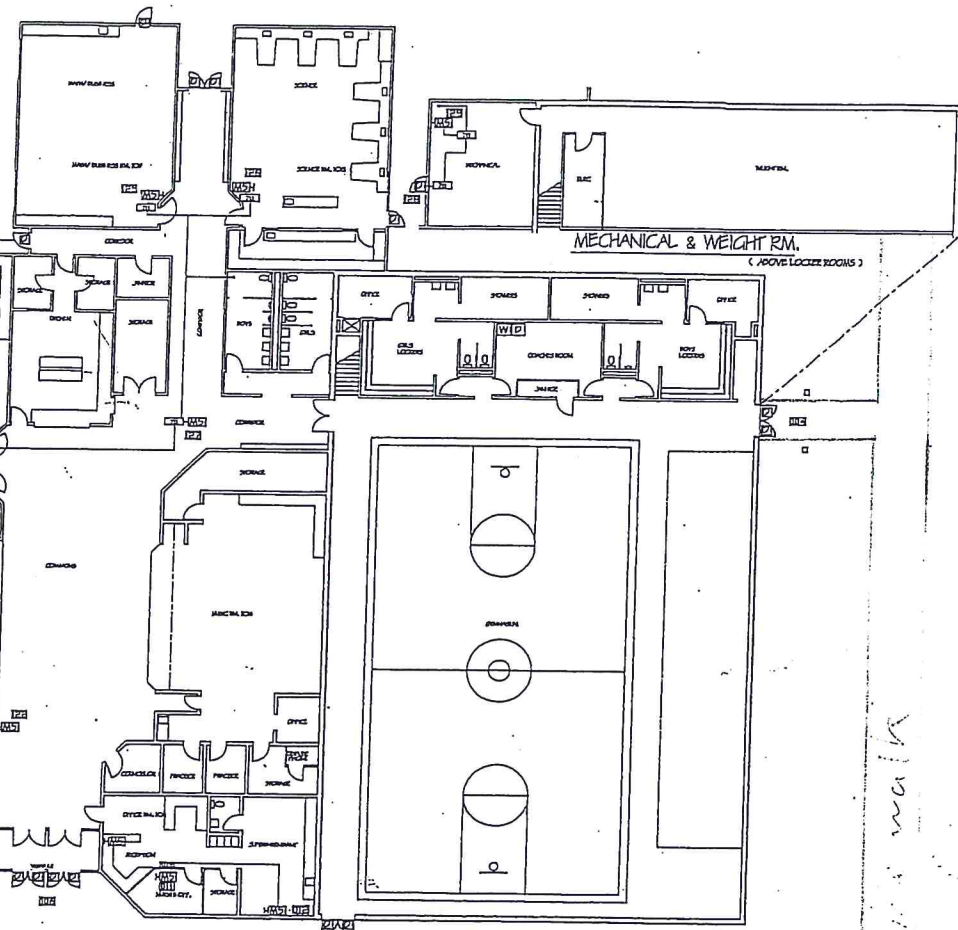
BOILER RM & OLD LOCKER RM  
SCALE: 1/8" = 1'-0"



MIDDLE SCHOOL FLOOR PLAN  
SCALE: 1/16" = 1'-0"



ELEMENTARY AND JR. HIGH FLOOR PLAN  
SCALE: 1/16" = 1'-0"



HIGH SCHOOL FLOOR PLAN  
SCALE: 1/16" = 1'-0"

Symbol Legend	
	Motion Sensor
	Door Contact
	Keypad Controller
	Addressable Input
	Device ID Number

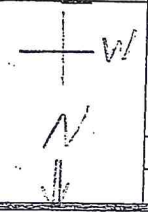
existing sign

side walks

side walk  
parking area

RECEIVED  
MAY 2 2014

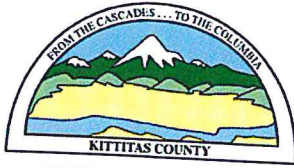
new sign location



e<sup>3</sup> Solutions, Inc.  
P.O. Box 72  
Yakima, WA 98907

Security Alarm System As-Built Drawing  
**Thorp Schools**  
November 26, 2003  
Not To Scale

North Thorp Hwy.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

RECEIVED

11 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MAY 22 2014

**ZONING VARIANCE APPLICATION**

*Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

**REQUIRED ATTACHMENTS**

- Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.
- Project Narrative responding to Questions 9 and 10 on the following pages.

**APPLICATION FEES:**

- \$523.00 Kittitas County Community Development Services (KCCDS)
- \$235.00 Kittitas County Environmental Health
- \$50.00 Kittitas County Department of Public Works
- \$65.00 Kittitas County Fire Marshal

**\$873.00 Total fees due for this application** (One check made payable to KCCDS)

**For Staff Use Only**

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE: 5/22/14

RECEIPT # 21282

**PAID**

MAY 22 2014

**KITTITAS CO.**

**CDS**  
DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 01-02-2013

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Thorp School District #400  
Mailing Address: P.O. Box 150  
City/State/ZIP: Thorp, WA 98946  
Day Time Phone: 509-964-2107  
Email Address: \_\_\_\_\_

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Ed Foster  
Mailing Address: Thorp School District  
P.O. Box 150  
City/State/ZIP: Thorp, WA 98946  
Day Time Phone: 509-964-2107 ext 121  
Email Address: fostere@thorpschools.org

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: Linda Martin, Ed. D.  
Mailing Address: Thorp School District  
P.O. Box 150  
City/State/ZIP: Thorp, WA 98946  
Day Time Phone: 509-964-2107 ext 103  
Email Address: martinl@thorpschools.org

**4. Street address of property:**

Address: 10831 N. Thorp Highway  
City/State/ZIP: Thorp, WA 98946

**5. Legal description of property (attach additional sheets as necessary):**

18-17-11012-0021, Sec. 11, TWP 18 RGE 17 NE

**6. Tax parcel number:** 165933

**7. Property size:** 6.39 (acres)

**8. Land Use Information:**

Zoning: Ag 3 Comp Plan Land Use Designation: \_\_\_\_\_

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
  
- 10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**
  - A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.
  - B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.
  - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
  - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

**AUTHORIZATION**

- 11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X 

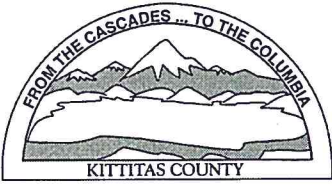
5-22-14

Signature of Land Owner of Record  
(Required for application submittal):

Date:

X Linda Martin

5-22-14



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00021282**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 028482

**Date:** 5/22/2014

**Applicant:** THORP SCHOOL DIST #400

**Type:** check # 36624

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-14-00003	ADMINISTRATIVE VARIANCE	523.00
VA-14-00003	ADMIN VARIANCE FM FEE	65.00
VA-14-00003	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-14-00003	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00